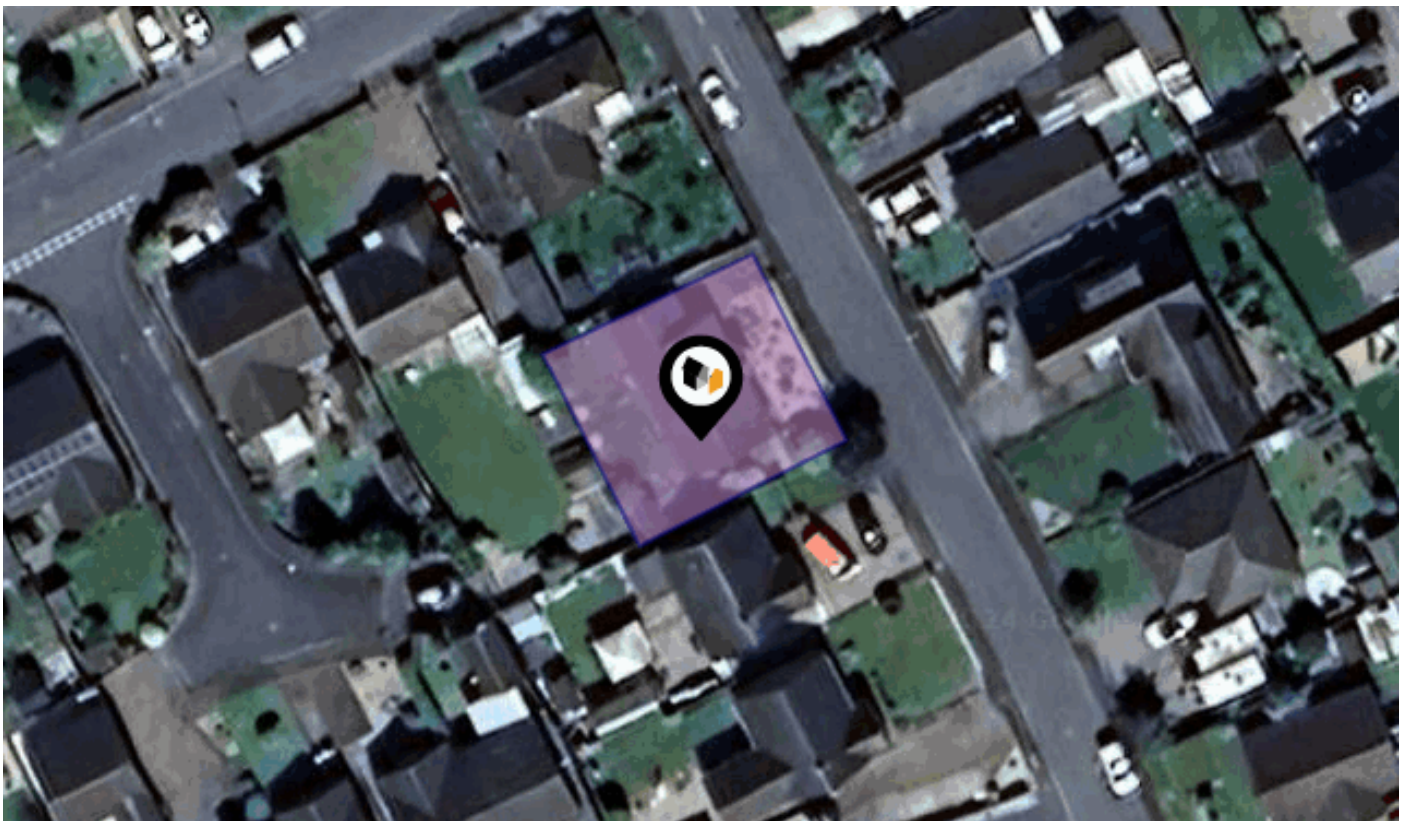


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 18<sup>th</sup> June 2024**



**WESTFIELD AVENUE, NORTH GREETWELL, LINCOLN, LN2**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

phillip.derby@mundys.net

www.mundys.net



# Property Overview



## Property

**Type:** Detached  
**Bedrooms:** 3  
**Plot Area:** 0.08 acres  
**Year Built :** 1998  
**Council Tax :** Band C  
**Annual Estimate:** £1,963  
**Title Number:** LL133937

**Tenure:** Freehold

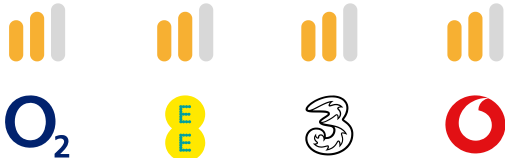
## Local Area

**Local Authority:** Lincolnshire  
**Conservation Area:** No  
**Flood Risk:**  
 ● Rivers & Seas No Risk  
 ● Surface Water Low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>73</b> mb/s	<b>-</b> mb/s

**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: *Land to the rear of 10 Westfield Avenue North Greetwell Lincoln Lincolnshire LN2 4RD*

Reference - 133374
<b>Decision:</b> Decided
<b>Date:</b> 10th August 2015
<b>Description:</b> Request for confirmation of compliance with conditions 234 and 7 of planning permission 132424 granted 23 April 2015

Reference - 132424
<b>Decision:</b> Decided
<b>Date:</b> 05th February 2015
<b>Description:</b> Planning application for the erection of 2no. bungalows with detached garages

Reference - 131244
<b>Decision:</b> Decided
<b>Date:</b> 15th April 2014
<b>Description:</b> Planning application to erect 1no. single storey dwelling to the rear

Planning records for: *Land to the rear of 12 Westfield Avenue North Greetwell Lincoln LN2 4RD*

Reference - 134650
<b>Decision:</b> Decided
<b>Date:</b> 05th July 2016
<b>Description:</b> Request for confirmation of compliance with conditions 2 and 4 of planning permission 133603 granted 22 January 2016

Planning records for: *Land to the rear of 12 Westfield Avenue North Greetwell Lincoln LN2 4RD*

<b>Reference - 133603</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th October 2015
<b>Description:</b> Planning application to erect 2no. dwellings and garages

<b>Reference - 132234</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th December 2014
<b>Description:</b> Outline planning application to erect 2no. dwellings-access to be considered and not reserved for subsequent applications

Planning records for: *16 Westfield Avenue North Greetwell Lincoln Lincolnshire LN2 4RD*

<b>Reference - 135443</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th November 2016
<b>Description:</b> Application for lawful development certificate for proposed new conservatory.

<b>Reference - 130155</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st June 2013
<b>Description:</b> Planning application to build a 6m ground floor rear extension and provide new drive extension and additional entry-exit point with drop curbs to road to allow drive through entry and exit.

Planning records for: *Rear of 23a Westfield Avenue North Greetwell Lincoln Lincolnshire LN2 4RD*

<b>Reference - 134525</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd June 2016
<b>Description:</b> Planning application to erect annex

Planning records for: *23 Westfield Avenue North Greetwell Lincolnshire LN2 4RD*

<b>Reference - M02/P/1041</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th October 2002
<b>Description:</b> PLANNING APPLICATION TO ERECT EXTENSION TO EXISTING DWELLING. (TO FRONT AND REAR TO FORM BEDROOM AND LOUNGE EXTENSIONS) AND ERECT CONSERVATORY.

Planning records for: *24 Westfield Avenue North Greetwell Lincoln Lincolnshire LN2 4RD*

<b>Reference - 132158</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th November 2014
<b>Description:</b> Planning application for proposed rear extension and detached outbuildings.

<b>Reference - M04/P/0307</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th March 2004
<b>Description:</b> PLANNING APPLICATION FOR SINGLE STOREY AND 2 STOREY EXTENSION

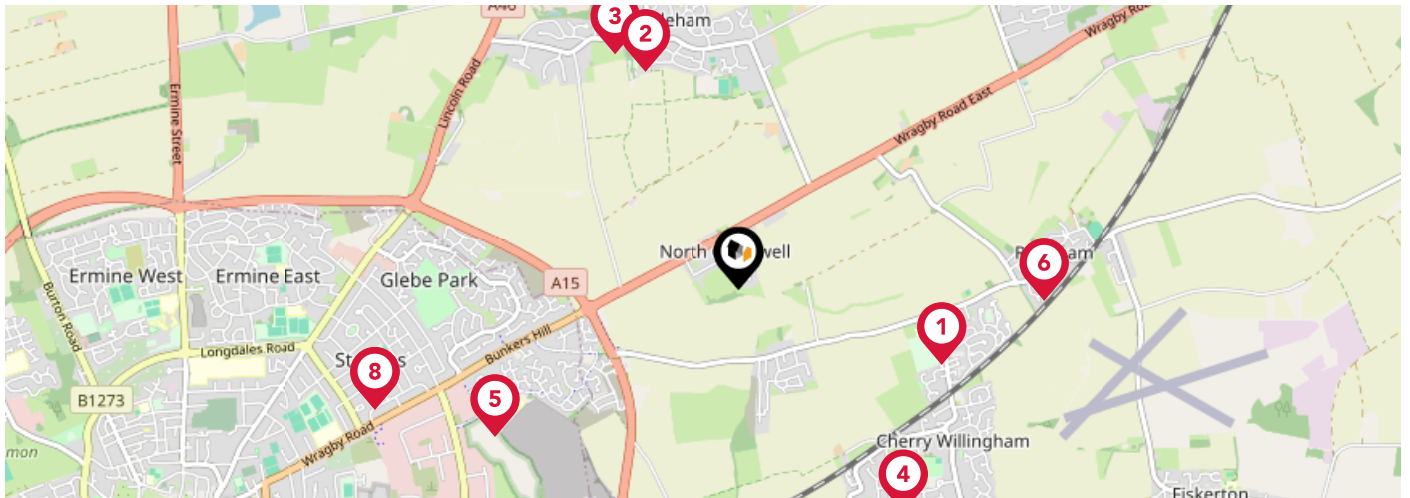
Planning records for: *31 Westfield Avenue North Greetwell Lincoln Lincolnshire Lincolnshire LN2 4RD*

<b>Reference - 130559</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th October 2013
<b>Description:</b> Planning application for conversion of existing garden store to residential accommodation
<b>Reference - 126029</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th May 2010
<b>Description:</b> Planning application for proposed conversion of existing timber gardenframe structure to form single storey dwelling - self-contained accommodation for a member of the applicants family.
<b>Reference - 146696</b>
<b>Decision:</b> Application Determined
<b>Date:</b> 02nd May 2023
<b>Description:</b> Planning application for extension to existing garden annex.
<b>Reference - 23/0535/PNH</b>
<b>Decision:</b> Application Determined
<b>Date:</b> 02nd May 2023
<b>Description:</b> Single storey rear extension 4.0m in length from the original wall, eaves height of 2.1m and maximum height of 3.2m

Planning records for: *31 Westfield Avenue North Greetwell Lincoln Lincolnshire LN2 4RD*

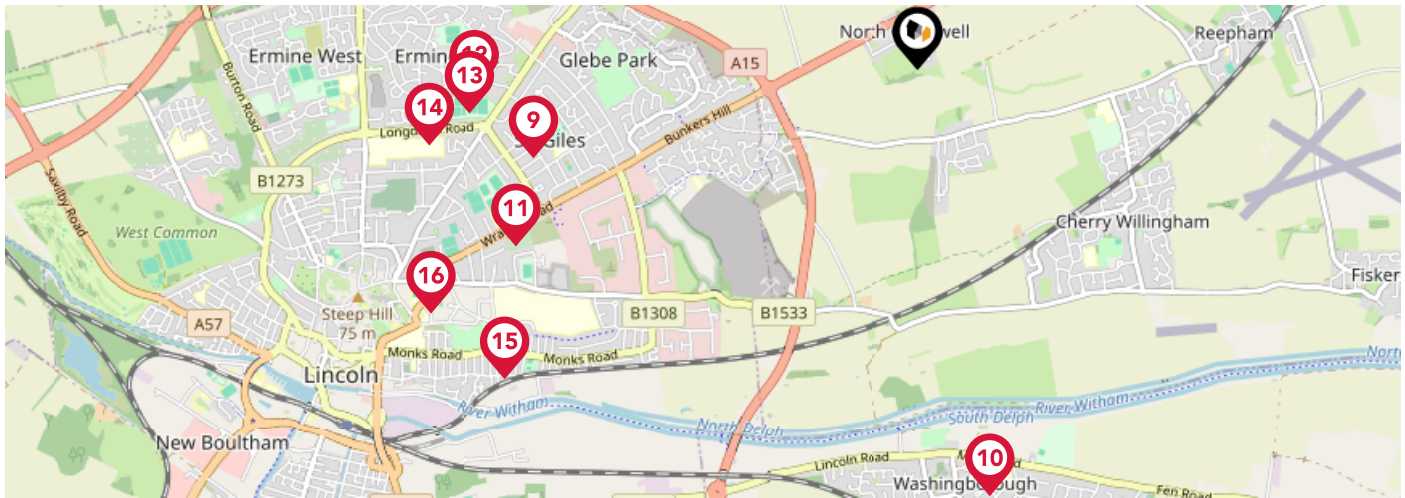
Reference - 23/0517/PNH
<b>Decision:</b> Application Determined
<b>Date:</b> 02nd May 2023
<b>Description:</b> Single storey rear extension 5.0m in length from the original wall, eaves height of 2.2m and maximum height of 3.4m
Reference - 23/0518/HOUS
<b>Decision:</b> Application Determined
<b>Date:</b> 02nd May 2023
<b>Description:</b> Proposed demolition of garage and construction of single storey side extension

# Area Schools



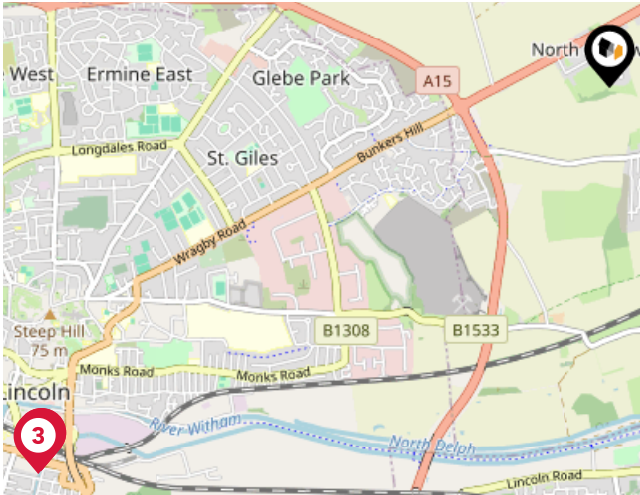
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Priory Pembroke Academy</b> Ofsted Rating: Good   Pupils: 260   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Nettleham Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 242   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Nettleham Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 187   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cherry Willingham Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 214   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lincoln Carlton Academy</b> Ofsted Rating: Outstanding   Pupils: 417   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Reepham Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 195   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Lincoln St Giles Nursery School</b> Ofsted Rating: Outstanding   Pupils: 121   Distance:1.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Giles Academy</b> Ofsted Rating: Inadequate   Pupils: 412   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





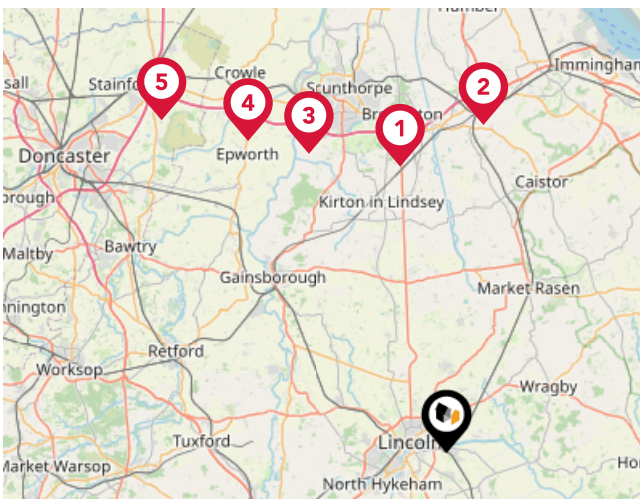
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Springwell Alternative Academy Lincoln</b> Ofsted Rating: Good   Pupils: 37   Distance:1.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Washingborough Academy</b> Ofsted Rating: Good   Pupils: 275   Distance:1.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Lincoln Christ's Hospital School</b> Ofsted Rating: Good   Pupils: 1208   Distance:1.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Ermine Primary Academy</b> Ofsted Rating: Inadequate   Pupils: 439   Distance:1.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Our Lady of Lincoln Catholic Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Castle Futures</b> Ofsted Rating: Good   Pupils: 7   Distance:2.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Lincoln Monks Abbey Primary School</b> Ofsted Rating: Good   Pupils: 487   Distance:2.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b> Ofsted Rating: Outstanding   Pupils: 88   Distance:2.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



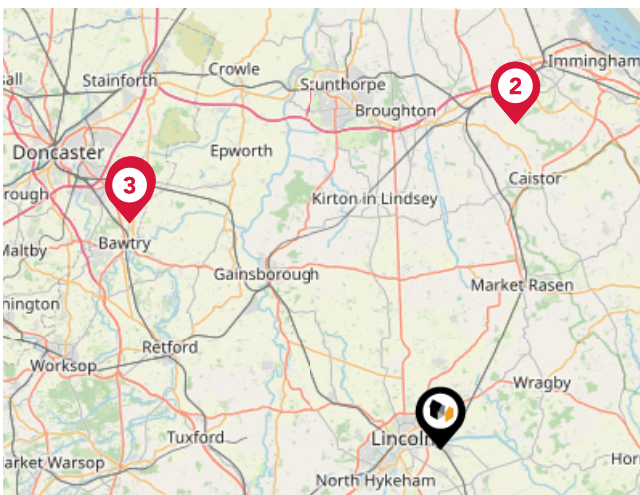
## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.04 miles
2	Rail Station	3.04 miles
3	Lincoln Central Rail Station	3.06 miles



## Trunk Roads/Motorways

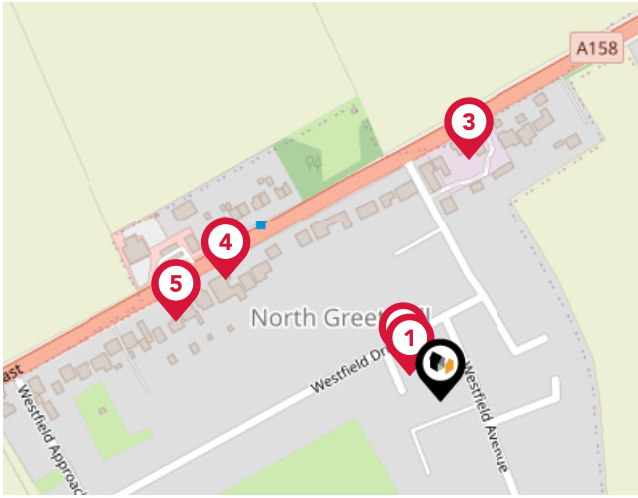
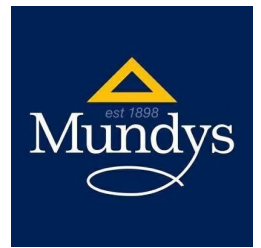
Pin	Name	Distance
1	M180 J4	20.56 miles
2	M180 J5	23.29 miles
3	M180 J3	23.32 miles
4	M180 J2	26.12 miles
5	M180 J1	30.92 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	23.6 miles
2	Humberside Airport	23.61 miles
3	Robin Hood Doncaster Sheffield Airport	27.11 miles
4	Robin Hood Doncaster Sheffield Airport	27.27 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Westfield Avenue	0.02 miles
2	Westfield Avenue	0.03 miles
3	Westfield Drv	0.13 miles
4	Service Station	0.14 miles
5	Service Station	0.15 miles

# Mundys

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